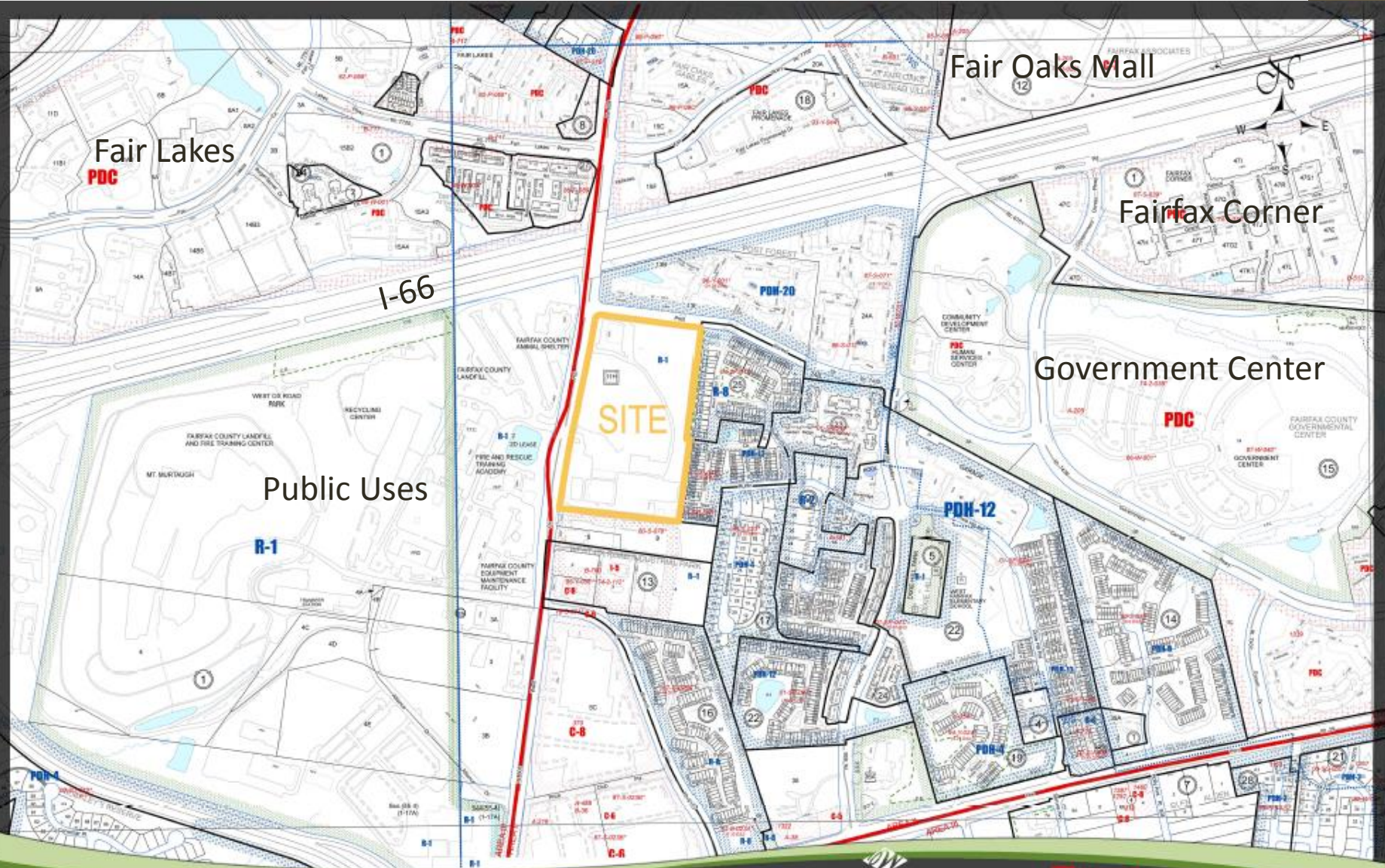


Fair Oaks Church Site

Winchester Homes

Submission SS1



FAIR OAKS CHURCH VICINITY

WINCHESTER
HOMES



Current Plan:

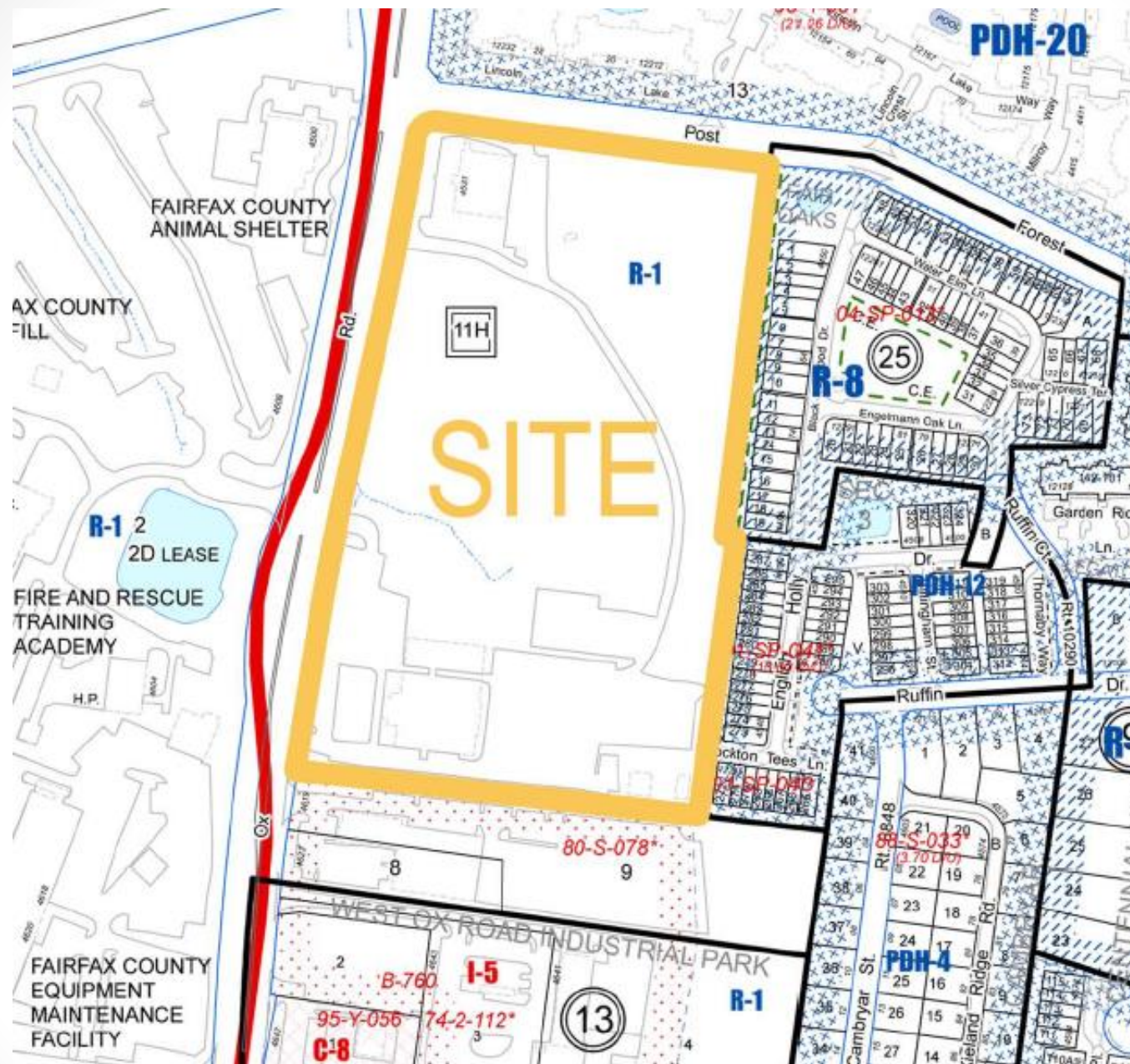
Baseline - Institutional Use up to .05 FAR

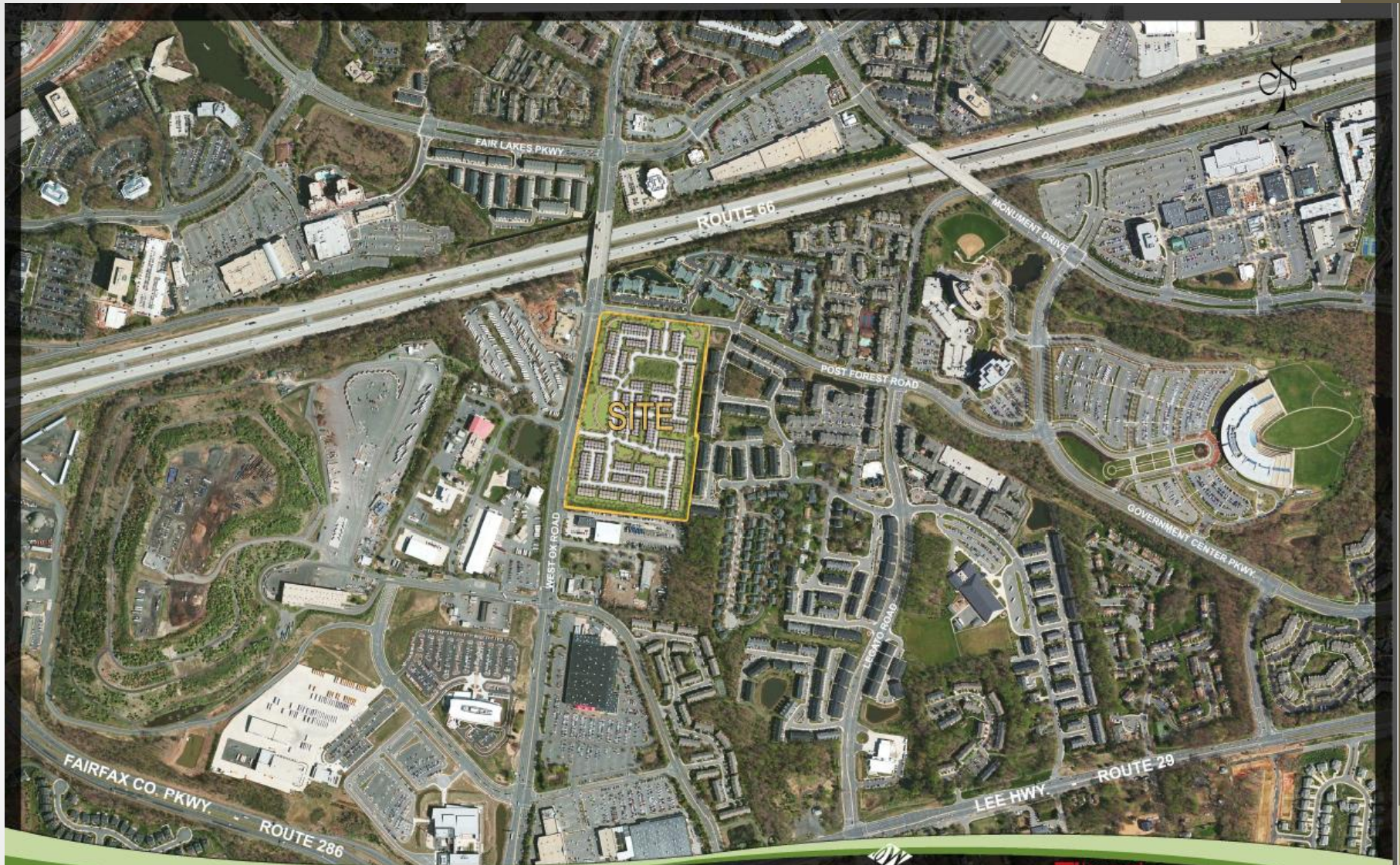
Intermediate – Institutional Use up to .10
FAR

Overlay – Institutional Use up to .15 FAR

Proposed Change:

Add Option at the Overlay Level for
Residential Use at 8 du/ac

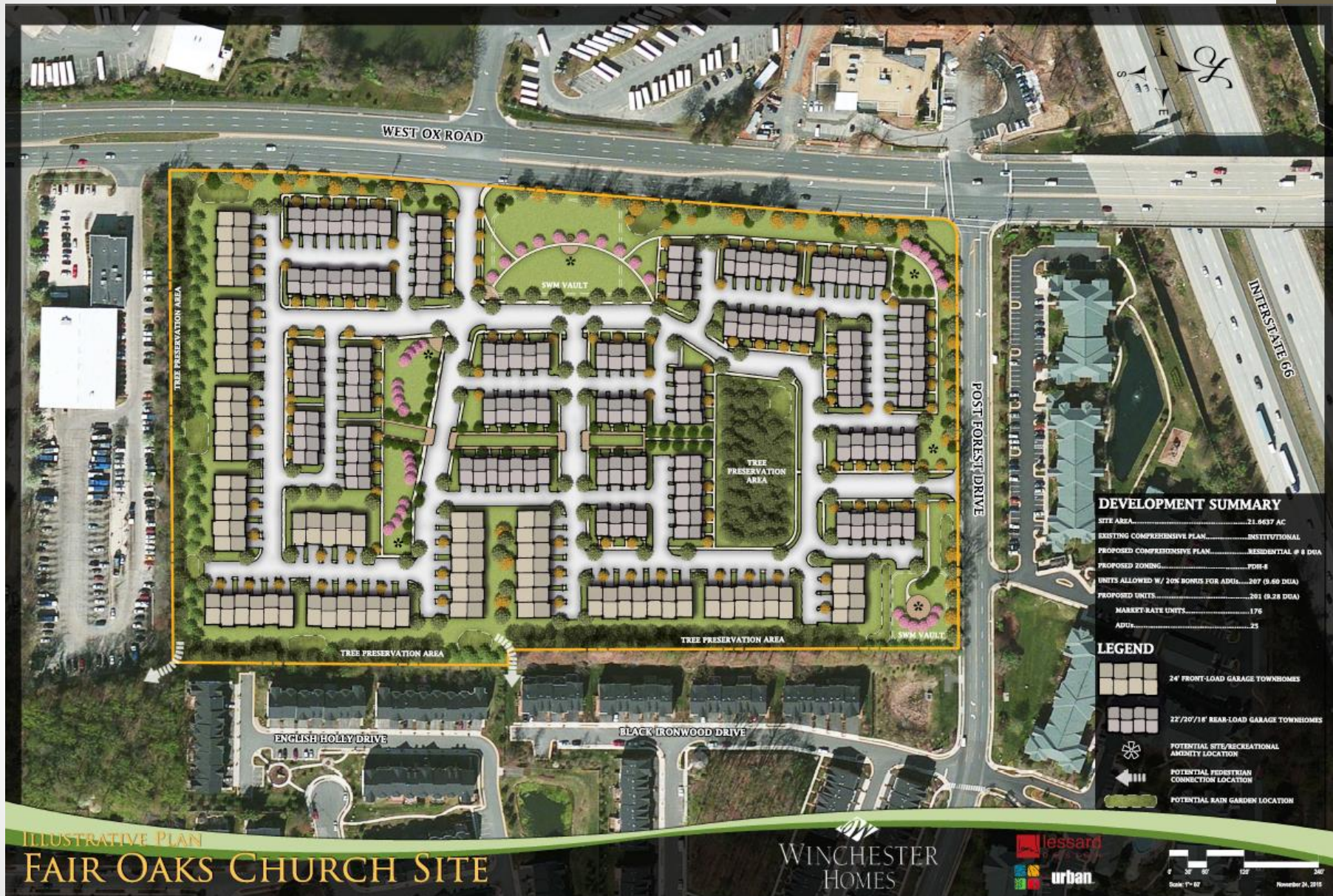




FAIR OAKS CHURCH VICINITY

WINCHESTER
HOMES





DEVELOPMENT SUMMARY

SITE AREA	21.8637 AC
EXISTING COMPREHENSIVE PLAN	INSTITUTIONAL
PROPOSED COMPREHENSIVE PLAN	RESIDENTIAL # 8 DCA
PROPOSED ZONING	PDH-8
UNITS ALLOWED W/ 20% BONUS FOR ADU	287 (9.60 DCA)
PROPOSED UNITS	281 (9.38 DCA)
MARKET-RATE UNITS	176
ADU	25

LEGEND

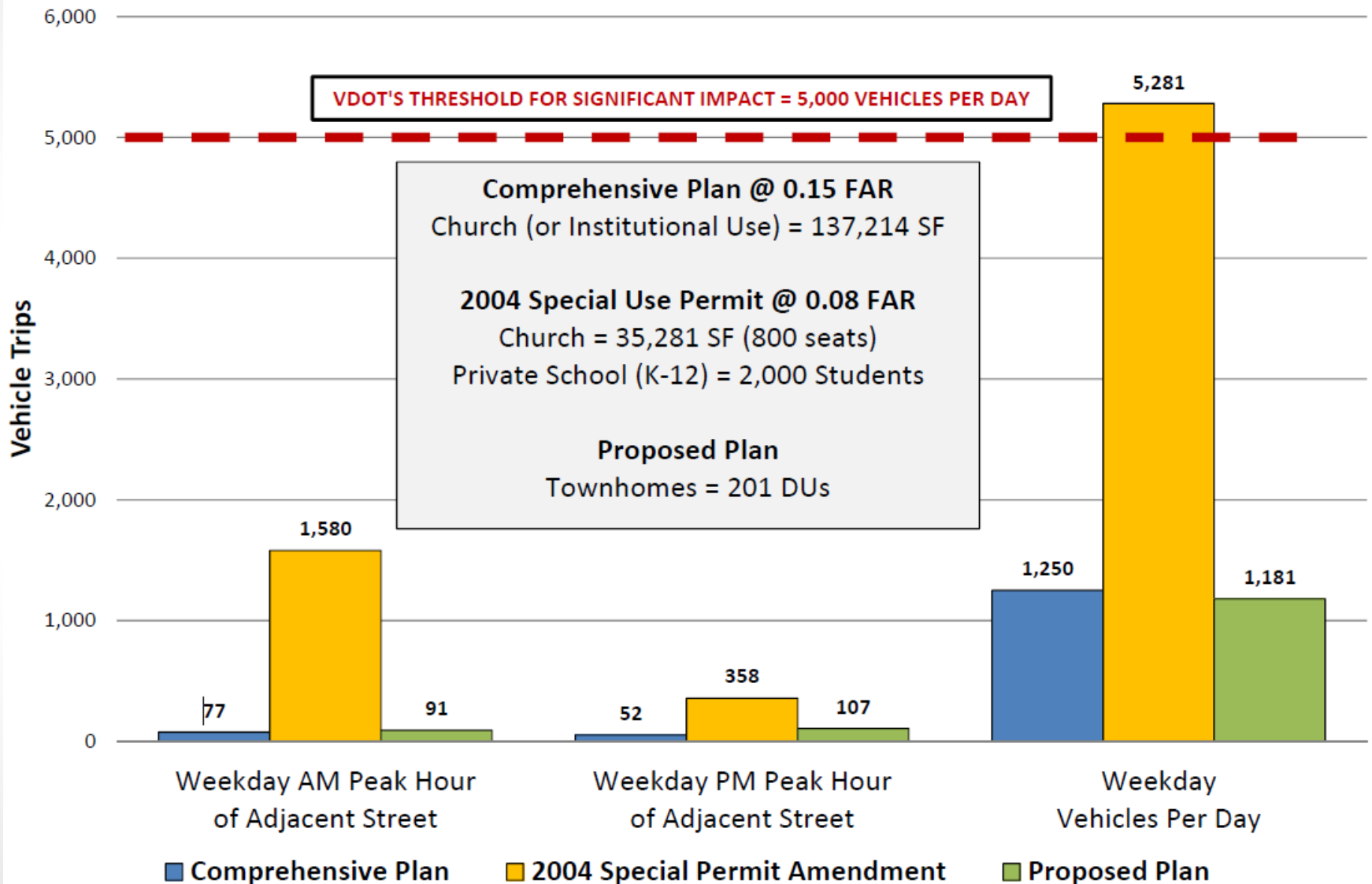
	24' FRONT-LOAD GARAGE TOWNHOMES
	22'/20'18' REAR-LOAD GARAGE TOWNHOMES
	POTENTIAL SITE/RECREATIONAL AMENITY LOCATION
	POTENTIAL PEDESTRIAN CONNECTION LOCATION
	POTENTIAL RAIN GARDEN LOCATION

ILLUSTRATIVE PLAN
FAIR OAKS CHURCH SITE

WINCHESTER
HOMES



Fair Oaks Church Site Trip Generation Comparison



Questions?



FAIR OAKS CHURCH VICINITY

WINCHESTER
HOMES



Scale: 1" = 100'
November 24, 2015